



MINUTES OF THE MEETING OF THE **PLANNING, TRANSPORT & ENVIRONMENT COMMITTEE** HELD ON **WEDNESDAY 7<sup>TH</sup> APRIL 2021** AT 19:30. THIS MEETING WAS HELD VIA VIDEO CONFERENCE CALL DUE TO THE COVID:19.

Present: Cllr S Barker, Cllr M Colman, Cllr S Falzon-Thomas, Cllr N Sherlaw,

Apologies Cllr A Petty

Also in attendance: Mrs G Jackson (Deputy Clerk)

**PTE20/476. To receive and accept Apologies for Absence**  
Apologies were received from Cllr Petty with reasons given for absence. It was **RESOLVED** that the apologies be accepted.

**PTE20/477. To receive Declarations of Interest & Lobbying**  
There were none.

**PTE20/478. Minutes** – It was **RESOLVED** that the minutes of the Planning, Transport & Environment Committee meeting held on the 3<sup>rd</sup> March and 30<sup>th</sup> March 2021 be approved and the minutes will be physically signed at the earliest opportunity. **SMB**

**PTE20/479. Chairman's Announcements – to receive announcements.**  
The Chairman announced the Great British Spring Clean was being advertised for May.

### Transportation

#### Speedwatch

**PTE20/480.** To note a Zoom meeting is being set up for the volunteers of Speedwatch.  
It was reported that a date is awaited and the meeting will be scheduled shortly. **Deputy Clerk**

**PTE20/481.** To note that a battery and battery charger are missing from the Speedwatch equipment and that a quote is being sought for their replacement.  
It was reported that a quotation has not yet been received.

#### Projects

**PTE20/482.** When recommending undertaking a new activity / event / service provision to the Council, the Committee will provide an assessment of potential risks / benefits and estimated costs of the undertaking To the Finance and HR Committee.  
(a) 20 mph speed limit on Kings Hill – To finalise project plan for the 2022/2023 budget.  
After looking at the project plan it was **RESOLVED** that there is currently no business case for a 20mph speed limit on Kings Hill.

- PTE20/483.** It was **RESOLVED** to use the findings from Speedwatch as evidence that a 20 mph speed limit is needed.
- PTE20/484.** It was **RESOLVED** to ask Liberty Property Trust for an analysis of speed on Kings Hill from July to December 2020. **Deputy Clerk**
- PTE20/485.** It was **RESOLVED** to liaise with the Community Safety Unit at Tonbridge & Malling Borough Council to ask the possibility of placing mobile speed cameras on Kings Hill. **Deputy Clerk**
- PTE20/486.** **Motion from Cllr Barker**  
To discuss email from resident regarding speed on Kings Hill.  
 (a) To consider Speedwatch on Forest Way.  
 (b) To consider asking the county member to fund 20 mph on Kings Hill.  
 (c) To consider pedestrian safety on Queen Street.  
 It was **RESOLVED** to include Forest Way in the future Speedwatch schedule.
- PTE20/487.** It was **RESOLVED** that further investigation needs to take place and evidence obtained regarding 20 mph on Kings Hill.
- PTE20/488.** It was **RESOLVED** to place pedestrian safety on Queen Street on the next Liberty Property Trust Quarterly agenda. **Deputy Clerk**
- PTE20/489.** To consider the X1 and X2 bus provision and timetable.  
 It was **RESOLVED** to defer this item to June to be discussed once information has been received from Kent County Council regarding the sum of the remainder of the Phase 3 monies. **PTE**

### Planning

#### Planning applications – to note responses sent to planning applications responded to due to the 21 day rule from Tonbridge & Malling Borough Council

- PTE20/490.** **TM/21/00238/FL – 27 Mitchell Road, Kings Hill**  
 Two storey rear extension.  
 Kings Hill Parish Council has no comment to this planning application.  
**Noted.**
- PTE20/491.** **TM/21/00431/RD - Land South Of Teston Road Watringbury**  
 Details of condition 4 (land management plan) and 5 (surfacing and boundary treatment) submitted pursuant to planning permission TM/20/02488/FL (Construction of 5 stables with ancillary storage, parking, dung and bedding area, outside training area, also use of land for the keeping, breeding, training and care of horses including their grazing for personal recreation)  
 Kings Hill Parish Council has no comment to this planning application.  
**Noted.**
- PTE20/492.** **TM/21/00396/FL - 3 Blenheim Road, Kings Hill**  
 Single storey side extension  
 Kings Hill Parish Council has no comment to this planning application.  
**Noted.**
- PTE20/493.** **TM/21/00417/FL - 1 Diana Walk, Kings Hill**  
 Raising of existing walls and roof to garage to create a home office.  
 Kings Hill Parish Council has no comment to this planning application.

**Noted.**

**PTE20/494.**

**TM/21/00545/FL - 99 Pippin Way Kings Hill**

Two storey side extension and part single/part two storey rear extension.  
No comments were made by the Planning, Transport & Environment Committee. **Noted.**

**Planning applications – to consider applications and agree responses**

**PTE20/495.**

**TM/21/00594/FL – 4 Abbey Wood Road, Kings Hill**

Install a 100Kva generator houses in a timber fence situated within the car park 7m away from the building.

Kings Hill Parish Council has No Objection to this planning application but would comment that they are in agreement with the recommendation from the Environmental Officer at Tonbridge & Malling Borough Council that the applicant consults with an acoustician to ensure there would be no undue noise impact.

**Deputy Clerk**

**PTE20/496.**

**TM/21/00631/FL – 7 Clearheart Lane, Kings Hill**

Extend garden to the side of the house with close board fencing 1m parallel from the footpath to allow for planting of shrubs; repositioning of the side gate closer to the front of house approx. 50cm from the front corner of the house

Kings Hill Parish Council objects to this planning application on the grounds that erecting an enclosing fence is not in keeping with the normal open landscaping in Clearheart Lane.

**Deputy Clerk**

**PTE20/497.**

**TM/21/00632/FL - Kings Hill Avenue Kings Hill**

Extension of existing footway on north side of Kings Hill Avenue.

Kings Hill Parish Council has No Objection to this planning application.

**Deputy Clerk**

**PTE20/498.**

**TM/21/00668/FL - 20 Lapins Lane Kings Hill**

Conversion of existing garage to a habitable room including replacement of existing garage door for 2 windows to match existing and brick pier surrounds.

Kings Hill Parish Council has No Objection to this planning application but would recommend that due to the loss of garage the applicant should fit an external electric charging vehicle point to ensure ease of charging for electric cars in the future. Kings Hill Parish Council would also ask that the applicant consider installing solar panel window frames which are the latest coated windows that can generate power almost as efficiently as traditional panels.

**Deputy Clerk**

**PTE20/499.**

**TM/21/00548/FL – 11 Cleve Court, Kings Hill**

Garage conversion and extension of block paved driveway.

Kings Hill Parish Council Object to this planning application on the following material planning consideration grounds:

**Deputy Clerk**

- It is not in keeping with the surrounding current Georgian design.
- There is no infrastructure to support the increase to 5 bedrooms.
- Highway issues – the proposed works will affect vehicular access to other residents properties and create a lack of turning on the road.
- Kings Hill Parish Council fully support the objections raised by the residents on the planning portal and would strongly urge that the planning officer visits the site.
- Losing a natural source of carbon capture by the removal of the

hedge creates a negative impact on biodiversity and habitats of breeding birds during the nesting season.

- Kings Hill Parish Council would recommend that due to the loss of garage the applicant should fit an external electric charging vehicle point to ensure ease of charging for electric cars in the future. Kings Hill Parish Council would also ask that the applicant consider installing solar panel window frames which are the latest coated windows that can generate power almost as efficiently as traditional panels.

**PTE20/500. TM/21/00726/FL – 3 Alderman Place, Kings Hill**

Single storey rear extension.

Kings Hill Parish Council has No Objection to this planning application but would make the following comments:- **Deputy Clerk**

- There may be a loss of sunlight to the neighbouring property.
- Kings Hill Parish Council would like the planning officer to clarify that the extension is not on the boundary line.
- Kings Hill Parish Council would request that a planning officer visit the site.

**PTE20/501. TM/21/00733/FL - 6 Alton Avenue Kings Hill**

Proposed front feature canopy.

Kings Hill Parish Council has No Objection to this planning application. **Deputy Clerk**

**PTE20/502. TM/21/00735/FL - 13 Elan Close Kings Hill**

Flat to pitch roof conversion to existing dining room.

Kings Hill Parish Council has No Objection to this planning application. **Deputy Clerk**

**PTE20/503. TM/21/00779/FL – 30 Bancroft Lane, Kings Hill**

Single storey rear extension.

Kings Hill Parish Council has No Objection to this planning application. **Deputy Clerk**

**PTE20/504. TM/21/00781/FL – 29 Meteor Road, Kings Hill**

Garage conversion with a first floor extension above to provide an additional bedroom, ground floor to be remodelled where the garage conversion is incorporated into a kitchen, dining and living area. Existing conservatory is to be converted into a garden room with pitched roof, skylights, wood burning stove and bi-fold doors opening up onto garden area. Frontage to be modernised through installation of anthracite grey window frames and natural timber cladding on the dominant gable and first floor extension. Concrete roof tiles to be replaced with blue slate and existing yellow and red brick work to be painted off-white and grey to match the cooler colour palette of the dwelling.

Kings Hill Parish Council Object to this planning application on the following material consideration grounds:- **Deputy Clerk**

- The changes are not in keeping with the character of the surrounding properties in the immediate vicinity and wider Kate Reed Wood.
- The double storey extension overshadows neighbouring properties and there is a loss of privacy and light.
- Strongly support the objections of the local residents.

**PTE20/505. To report on Planning decisions.**

The planning decisions were **noted**.

**PTE20/506. To consider specifying the difference between small and large**

**planning applications by the number of houses built in the Planning, Transport & Environment Terms of Reference.**

It was **RESOLVED** that larger planning applications would be defined as 100 houses or more.

**Full Council**

**Outstanding Planning Applications**

**PTE20/507.** To note that Wates Development secured planning consent for Forty Acre Field (TM/20/01738/OA).

This was **noted**.

**PTE20/508.** To receive update on the status of the awaited new church planning application.

An update was received from Rev. Mark Montgomery and it was **RESOLVED** to place this item on the next Liberty Property Trust Quarterly agenda.

**LPT**

**PTE20/509.** TM/20/01401 Land South of Discovery Drive To note that this application has been withdrawn.

This was **noted**.

**Kent Street Improvement Scheme**

**PTE20/510.** To consider the decision from the Joint Transportation Board regarding the Kent Street Proposals and agree actions.

It was **RESOLVED** to contact Kent County Council to ask to be included in all the discussions regarding the Kent Street Improvement Scheme.

**Deputy Clerk**

**Local Plan**

**PTE20/511.** To note the response from the Planning Inspectorate to Tonbridge & Malling Borough Council regarding the local plan.

It was reported that the response from the Planning Inspectorate put two options before the Borough Council; either the local plan is withdrawn from examination or the Planning Inspectorate will write a final report recommending its non-adoption because of a failure to meet the Duty to Cooperate. It was also noted that Tonbridge & Malling Borough Council will not be withdrawing the Local Plan.

**PTE20/512.** **To note Innovation Park Medway - Notification of Adoption.**

This was **noted**.

**Highway Improvement Plan**

**PTE20/513.** To work with other agencies on transportation matters for the benefit of the community to include highways; road crossings; bus shelters; winter plans; road & footpath maintenance; reduction of speeding; public transport; parking and street lighting.

(a) To consider response to a resident suggestion of bollards on Hazen Road.

(b) To consider response to a resident suggestion of parking solution for Braeburn way pedestrian walk.

(c) To receive update on the response from the circulated press release regarding the lack of action from Waitrose on providing a pedestrian access route.

(d) To note the replacement of three lamp columns in Pippin Way (JPDO007, JPDO008 and JPDO018)

(e) To note the replacement of two lamp columns in Russet Way

(JRDF003 and JRDF009)

It was **RESOLVED** to review the parking suggestion for Hazen Road in six months when there will be further information on the proposed parking review for Kings Hill.

**Deputy Clerk**

**PTE20/514.** The parking at Braeburn Way was discussed and it was **RESOLVED** that councillors will undertake a site visit and discuss at the next Planning, Transport & Environment Committee meeting. **PTE**

**PTE20/515.** It was **noted** that the press release regarding the lack of pedestrian access at Waitrose had been circulated and had appeared in the local press. It was agreed to apply further pressure once the dwellings at the Landings were occupied. **PTE**

**PTE20/516.** The replacement of three lamp columns in Pippin Way (JPDO007, JPDO008 and JPDO018) were **noted**.

**PTE20/517.** The replacement of two lamp columns in Russet Way (JRDF003 and JRDF009) were **noted**. It was **AGREED** to review the lamp post schedule for phase 1 at the June Planning, Transport & Environment Committee meeting. **PTE**

### Section 106

#### **Make recommendations to Council for all s106 obligations.**

**PTE20/518.** To note a meeting has been scheduled with Berkeley Homes on 23rd April 2021 to discuss S106 for the Broadwater Farm development.  
The scheduled meeting was **noted**.

**PTE20/519.** To note the planning obligation for improvements to A228/Tower View roundabout (Condition 15 of approval to TM/13/01535/OAEA (phase 3), requires a scheme for this junction to be completed prior to occupation of the 200th dwelling).

It was **RESOLVED** to place this item on the next Liberty Property Trust Quarterly agenda.

**Deputy Clerk**

**PTE20/520.** To consider the Phase 3 obligation for new allotments to be provided at Heath Farm subject to community consultation. Completed by occupation of 400th dwelling.

It was **RESOLVED** to ask the Amenities Committee whether new allotments are required.

**Amenities**

### Environment

**PTE20/521.** **To receive the highways parish portal fault report.**  
The parish portal fault report was **noted**.

**PTE20/522.** It was **RESOLVED** to approach the Kings Hill Highway Engineer with regard to the delay with fixing the manhole cover near Bovarde Avenue.

**Deputy Clerk**

**PTE20/523.** It was **RESOLVED** to organise a Zoom call with the Highway Engineer for Kings Hill.

**Deputy Clerk**

#### **Tree Warden Initiative**

**PTE20/524.** When recommending undertaking a new activity / event / service provision to the Council, the Committee will provide an assessment of potential risks / benefits and estimated costs of the undertaking To the Finance and HR Committee.

(a) Tree Warden Initiative – To finalise project plan for the 2022/2023 budget.

It was **RESOLVED** to defer this item to the June Planning, Transport & Environment Committee meeting. **PTE**

### **Blaise Farm - Gallagher Blasting**

**PTE20/525.** To note comments made on social media regarding the strength of the blast on 24th March.

The comments were **noted** and it was **RESOLVED** to organise a face to face meeting with Gallaghers.

**Deputy Clerk**

### **To report external meetings with representatives of the Planning, Transport & Environment Committee**

**PTE20/526.** 24/02/2021 – TMBC Area 2 Committee. Cllr Colman attended.

**PTE20/527.** 09/03/2021 Blaise Liaison Committee Meeting. Cllr Barker attended.

### **To report Correspondence and matters for information**

**PTE20/528.** 25/02/2021 – Email from resident regarding Winston Avenue. **Noted.**

**PTE20/529.** 01/03/2021 - Community Led Housing in Rural Areas - Friday 19th March 2021 (Online event). **Noted**

**PTE20/530.** 09/03/2021 - Southeastern quarterly stakeholder newsletter. **Noted**

**PTE20/531.** 12/03/2021 - Decision sheet for Joint Transportation Board, Monday, 8th March, 2021, 7.30 pm. **Noted**

**PTE20/532.** 15/03/2021 – Email from resident regarding the decision to undertake a project plan for a 20 mph zone in Kings Hill. **Noted**

**PTE20/533.** 13/03/2021 – Email from Broadwater Farm Action Group. **Noted**

**PTE20/534.** 19/03/2021 – Email from KCC regarding Kent County Council - Highways Forward Works Programme. **Noted**

**PTE20/535.** 23/03/2021 – Email from resident regarding boundary issues. **Noted**

**PTE20/536.** 26/03/2021 – Email from TMBC regarding cancellation of Area 2 Committee Meeting. **Noted**

**PTE20/537.** **Date of next meeting – Wednesday 5th May 2021.**

### **Questions from committee members and future agenda items**

**PTE20/538.** To receive answers to questions from councillors since last meeting.

Cllr Barker asked if there were going to be signs on Tower View indicating that there are elderly persons crossing the road between the Landings and Waitrose. It was confirmed that this item will be placed on the next Liberty Property Trust Quarterly agenda.

**PTE20/539.** Cllr Barker requested that Kent County Council are asked for the parish supply of salt in September of this year. It was confirmed that this item has been placed on the works schedule.

**PTE20/540.** To note questions from councillors for which answers shall be responded to at the next meeting.

Cllr Barker asked for The Great British Spring Clean – 28 – 30<sup>th</sup> May to be placed on the Full Council agenda. **Full Council**

**PTE20/541.** Cllr Barker asked for a litter heading to be placed under the environmental section on future agendas. **PTE**

**PTE20/542.** Cllr Barker asked for TMBC to be contacted for a list of their road

cleansing dates for Kings Hill.

**PTE20/543.** Cllr Barker enquired if there was an update on parking review.

**PTE20/544.** Cllr Barker asked for the provision of the youth facility to be put on the next Amenities Committee agenda.

The meeting was closed at 21:57

Signed.....

Date.....